

APPLICATION NO PA/2011/0513
APPLICANT JFD Hargreaves Ltd
DEVELOPMENT Planning permission to erect an agricultural building
LOCATION East Hann Farm, Budforth Lane, Barrow-upon-Humber
PARISH BARROW-UPON-HUMBER
WARD Ferry

SUMMARY Grant permission subject to conditions
RECOMMENDATION

REASONS FOR REFERENCE TO COMMITTEE Third party request to address the committee

POLICIES

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policy ST3 (Development Limits) states that development outside development boundaries will be considered as being in the open countryside and will only be permitted if it is essential for the purposes of agriculture, forestry or to meet a special need associated with the countryside.

Policy RD2 (Development in the Open Countryside) only allows proposals for development in the open countryside which are essential to the efficient operation of agriculture or forestry; employment-related development related to the open countryside, or other special countryside associated need, provided that the open countryside is the only appropriate location and development cannot be accommodated within defined development boundaries; the proposal accords with other specific requirements of this chapter of the local plan; it would not be detrimental to the character or appearance of the open countryside or nearby settlements in terms of siting, scale, massing, design or materials.

Policy T2 (Access to Development) requires all development to be provided with a satisfactory access.

Policy DS1 applies and sets out general primary requirements for all new developments in North Lincolnshire.

North Lincolnshire Core Strategy: No specific policies apply.

CONSULTATIONS

Highways: Do not wish to restrict the grant of planning permission.

PARISH COUNCIL

No objections or comments.

PUBLICITY

Neighbouring properties have been notified and a site notice posted. A letter of objection has been received raising the following issues:

- Existing traffic and farm vehicles, such as combine harvesters, have difficulty moving down the lane and use the verge bordering the dyke causing crumbling of the embankment into the dyke, with risk of flooding due to movement of water being restricted. The dyke and their property were both flooded in June 2007.
- safety issues which would occur when a HGV is leaving the potato store down Budforth Lane towards the B1260
- potential damage to property from vibrations created by the nature and frequency of vehicles associated with the potato storage

ASSESSMENT

Planning permission is sought to erect an agricultural building for the storage of potatoes. The barn would be 29.6m x 15.5m and 9.8m to the ridge. The site is accessed via a track off the B1260 which runs past Budthorpe House and alongside a dyke.

The key issues to be considered in the determination of this planning application are whether the impact of the development upon the occupiers of Budthorpe House would be acceptable, whether any flooding risk would be worsened and whether the design of the building is appropriate.

The site is outside the development boundary for Barrow and is within the open countryside.

The proposed building would be sited adjacent to existing farm buildings and a farm worker's dwelling at the end of an access track leading to the B1260.

The building would be used for storing potatoes, with a capacity of 1000 1.2 tonne boxes.

The proposed building would be of a utilitarian design but would be acceptable within the landscape and in keeping with other modern farm buildings across the area.

The objection regarding highway safety raises concerns about the proposed level of traffic and the access point, and damage to the access track. The council's Highways officers requested further clarification relating to traffic issues. The agent has answered these points and states that the proposals would allow traffic flows to be spread over the year reducing the impact. Highways are satisfied with the additional information supplied and raise no objection.

Regarding wear and tear of the road and vibrations, the agent states that the farm has operated for over 100 years and access has always been from Budforth Lane: they refer to a soft fruit business they ran until 3 years ago with permission for 30 acres of polytunnels, and say the traffic levels are going to be less than previously. In its last season there were 10 tonnes per week mid June to the end of October and 15-20 cars per day. The new proposals involve approximately 50 lorries per year. They also state that the crumbling of the embankment is due to excessive water flow and that damage to the bank was caused by the 2007 floods and not by agricultural traffic. They suggest not storing sugar beet on the

farm any longer as this is transported during the worst weather but this is not considered necessary and is not reasonable to require. It would have to be actioned by legal agreement if it was felt to be required.

In conclusion, the grounds of objection to the application cannot be substantiated and permission should be granted.

RECOMMENDATION Grant permission for the following reasons:

1.

The development must be begun before the expiration of three years from the date of this permission.

Reason

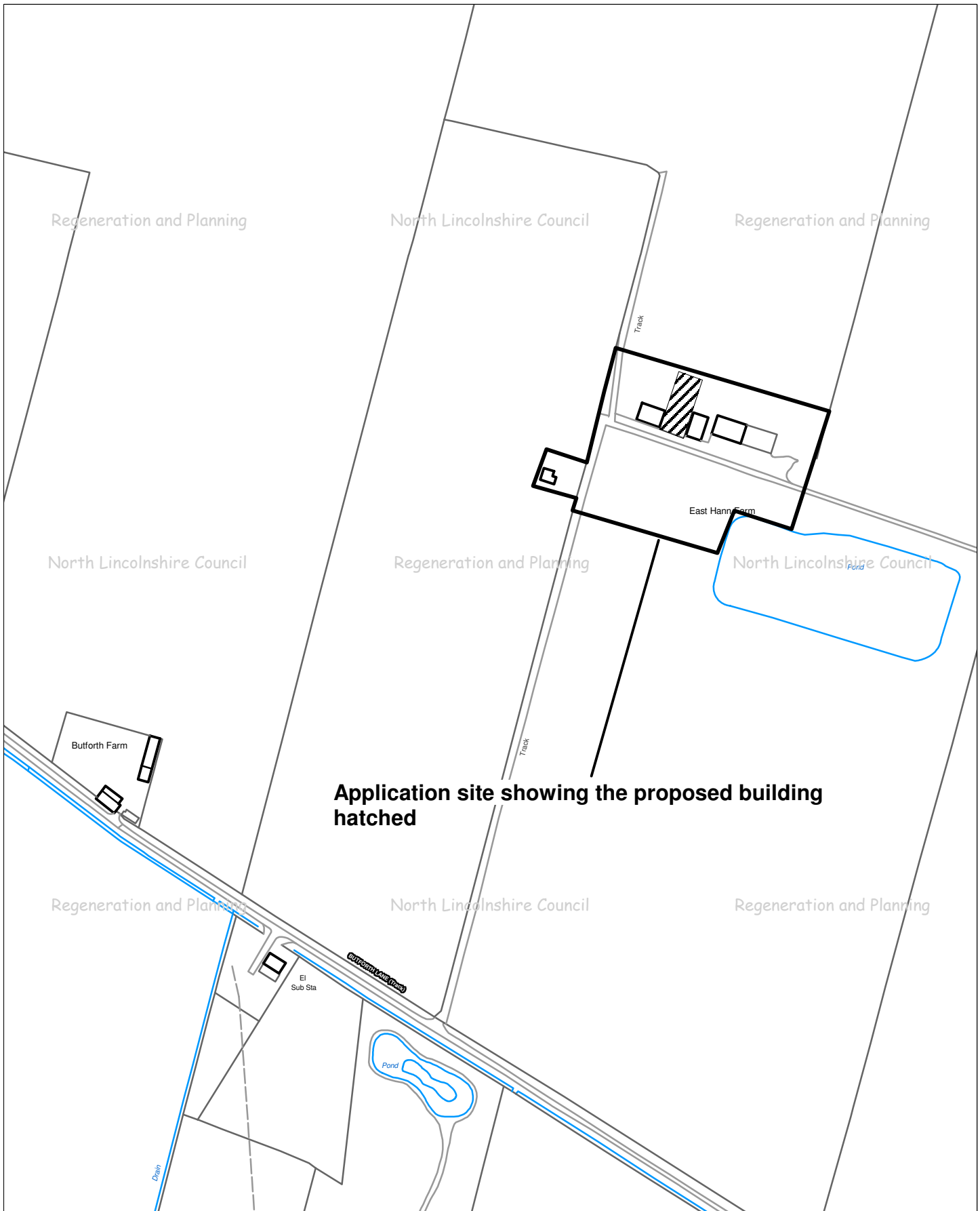
To comply with section 91 of the Town and Country Planning Act 1990.

2.

The development hereby permitted shall be carried out in accordance with the following approved plans: JFDH/011/01 rev 1, JFDH/011/02 and JFDH/011/03.

Reason

For the avoidance of doubt and in the interests of proper planning.



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NORTH LINCOLNSHIRE COUNCIL 0100023560 2011



Regeneration and Planning

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